



**CORVALLIS PLANNING COMMISSION
NOTICE OF DISPOSITION**

ORDER NO. 2015-043

CASE: Toyota of Corvallis (PLD15-00010)

REQUEST:

The applicant seeks approval of a Major Modification to an approved Conceptual and Detailed Development Plan (Toyota of Corvallis). The Applicant requests to modify a condition of approval which allowed one wall-mounted sign to be placed at 26 feet, exceeding the City's 25-foot maximum height for such signs. As compensating benefits, the overall sign allocation for the site was capped at 75% of the City's standard, and pole signs were prohibited. The Applicant now wishes to comply with the 25-foot sign height maximum in exchange for being allowed the pole sign that would typically be permitted. The 75% limit on overall signage would remain.

OWNER:

Toyota Motor Sales USA, Inc
19001 South Western Avenue
Torrence, CA 90501

APPLICANT:

Submitted for Owner by:
Foress Sign & Mfg., LLC
30255 Hwy. 34
Albany, OR 97321

LOCATION:

The 3.15 acre site is located on the west side of NW 5th Street, across from the NW Filmore Avenue and NW 5th Street intersection. It is bound on the west by a railroad, on the south by an apartment complex, and on the north by a parcel of land owned by the City, through which Dixon Creek runs. The site is currently developed with an automobile dealership at 801 NW 5th Street. The site is identified on Benton County Assessor's Map 11-5-35 AC, as Tax Lots 2200 and 2300.

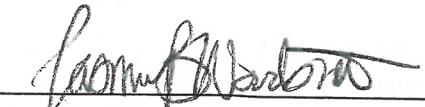
The Corvallis Planning Commission held a public hearing, deliberated, and approved the Major Planned Development Modification application, subject to Conditions of Approval, on September 16, 2015. The Commission adopted the findings in the staff report to the Commission, and findings in support of the Commission's decision which were made during the deliberations of the September 16, 2015, meeting. The Commission's findings from deliberations are reflected in the minutes from that meeting.

If you are an affected party and wish to appeal this decision, appeals must be filed in writing with the City Recorder within 12 days from the date the order is signed. The following information must be included:

1. Name and address of the appellant(s).
2. Reference the subject development and case number, if any.
3. A statement of the specific grounds for appeal.
4. A statement as to how you are an affected party.
5. Filing fee of \$1,424.30 (\$712.15 if appealed by a recognized Neighborhood Association).

Appeals must be filed by 5:00 p.m. on the final day of the appeal period. When the final day of an appeal period falls on a weekend or holiday, the appeal period shall be extended to 5:00 p.m. on the subsequent work day. The City Recorder is located in the City Manager's Office, City Hall, 501 SW Madison Avenue, Corvallis, Oregon.

The proposal, staff report, hearing minutes, and disposition may be reviewed at the Community Development Department, Planning Division, City Hall, 501 SW Madison Avenue.



Jasmin Woodside, Chair
Corvallis Planning Commission

Signed: September 17, 2015

Appeal Deadline: September 29, 201⁵~~4~~ at 5:00 PM

Effective Period of the Conceptual and Detailed Development Plan Approval :

Unless appealed, the Conceptual and Detailed Development Plan will expire on September 29, 2019.

CONDITIONS OF APPROVAL

Condition of Approval Number	Conditions of Approval
1	<u>Consistency with Plans</u> - Development shall comply with the narrative and plans identified in Attachment B-1 and with the Planned Development details approved by Order No. 2014-013, except as modified by the conditions below, or unless a requested modification otherwise meets the criteria for a Minor Planned Development Modification. Such changes may be processed in accordance with Chapter 2.5 of the LDC.
2	<u>PLD13-00007 Condition of Approval 2</u> – Condition of Approval 2 from the Order No. 2014-013 Notice of Disposition shall be null and void, except that the maximum sign allocation for the development site shall remain at 75% of the LDC standard.
3	<u>Adherence to Previous Conditions of Approval</u> - Unless modified by this set of conditions and the plans identified in Attachment B-1 , development shall comply with the previously approved Order No. 2014-013 Notice of Determination.

DEVELOPMENT RELATED CONCERNS

- A. Sign Permits Required** - Sign details will be reviewed by Development Services for compliance with LDC Chapter 4.7 and the Conditions of Approval herein with sign permit applications.
- B. Future Modifications to Approved Sign Plan** - Future adjustments to the sign plan may require another Major Planned Development Modification process.

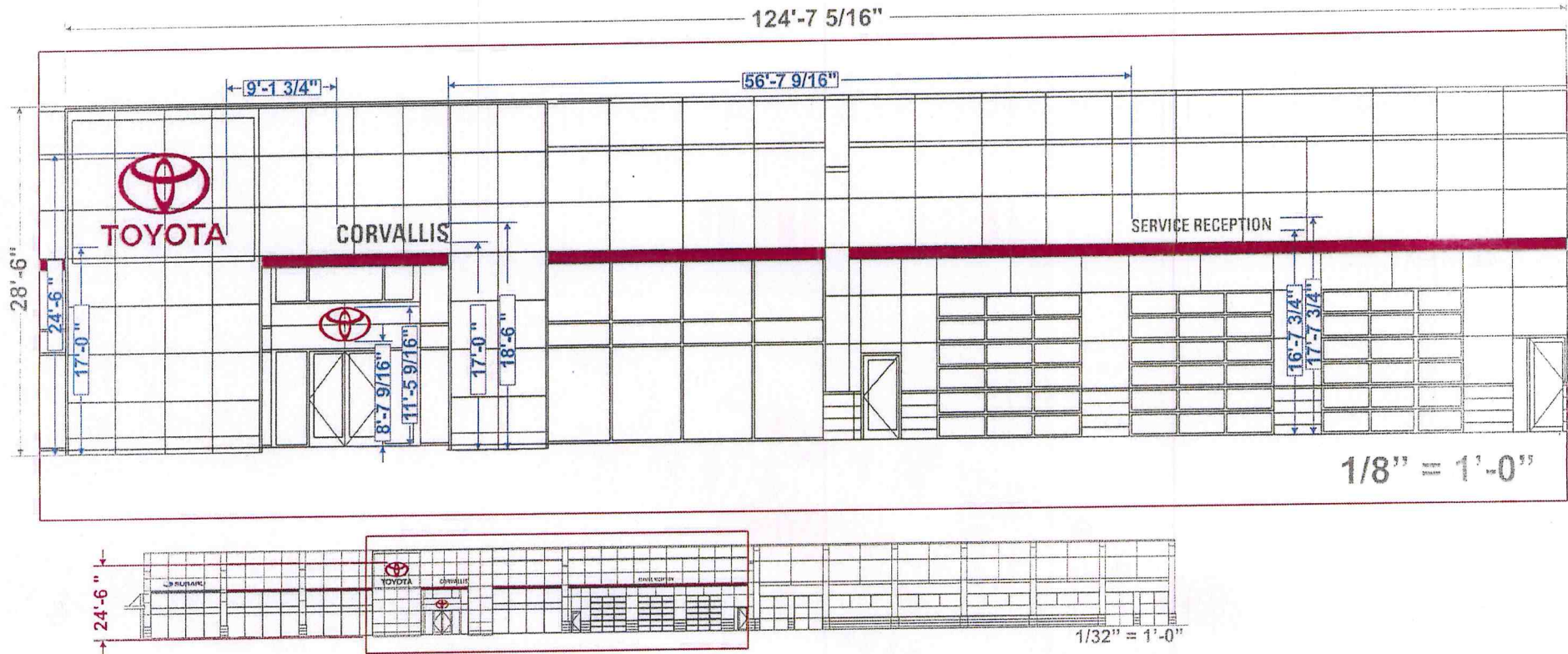
Attachments:

- Updated details for one wall-mounted sign and one free-standing sign

AG-22826C

ELEVATION

Installation: ☐ Interior ☒ Exterior



Date: / /
Customer Approval:



ENSEIGNES
PATTISON
SIGN GROUP

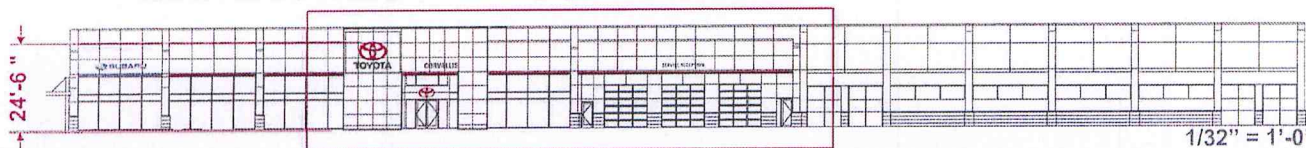
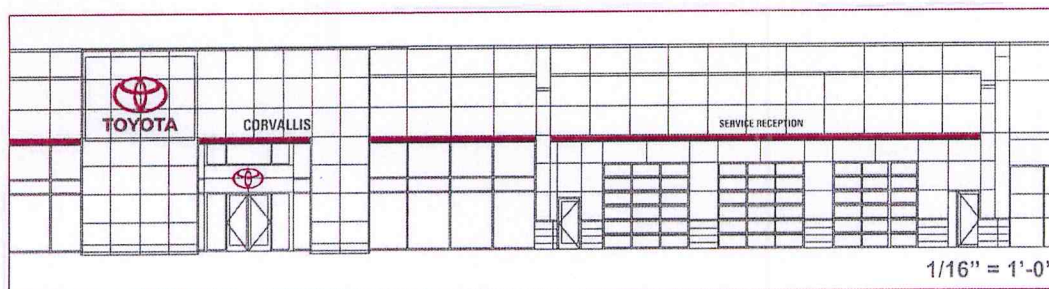
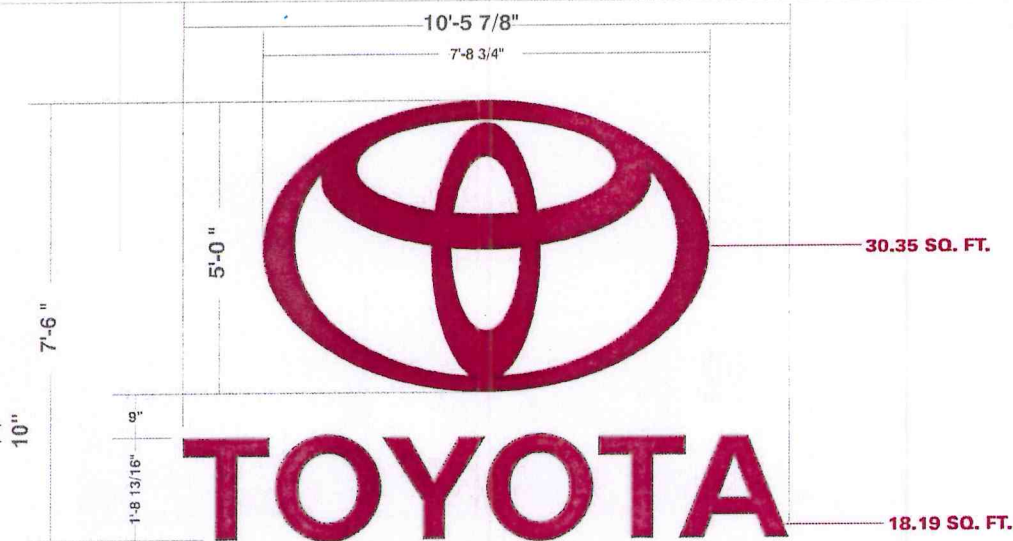
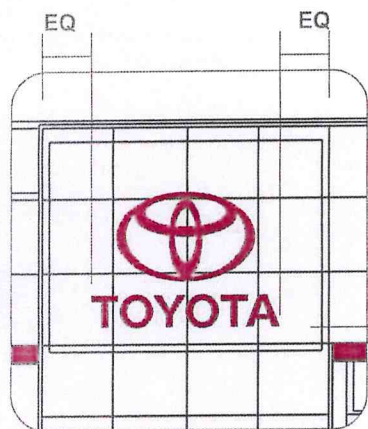
Tel (506) 735-6508 Fax (877) 737-1734 Toll Free 1-800-561-9708

Client:	TOYOTA S/S 36094
Site:	CORVALLIS, OR
Consultant:	ALAIN GHANTOUS
Draftsman:	ANDRE CHARETTE
Page:	1/2
Scale:	SEE DRAWING
Date:	05.22.2015

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Attachment S1

1 SL60



Date: _____
Customer Approval: _____



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AG-22826D

ELEVATION

Installation: ☐ Interior ☒ Exterior

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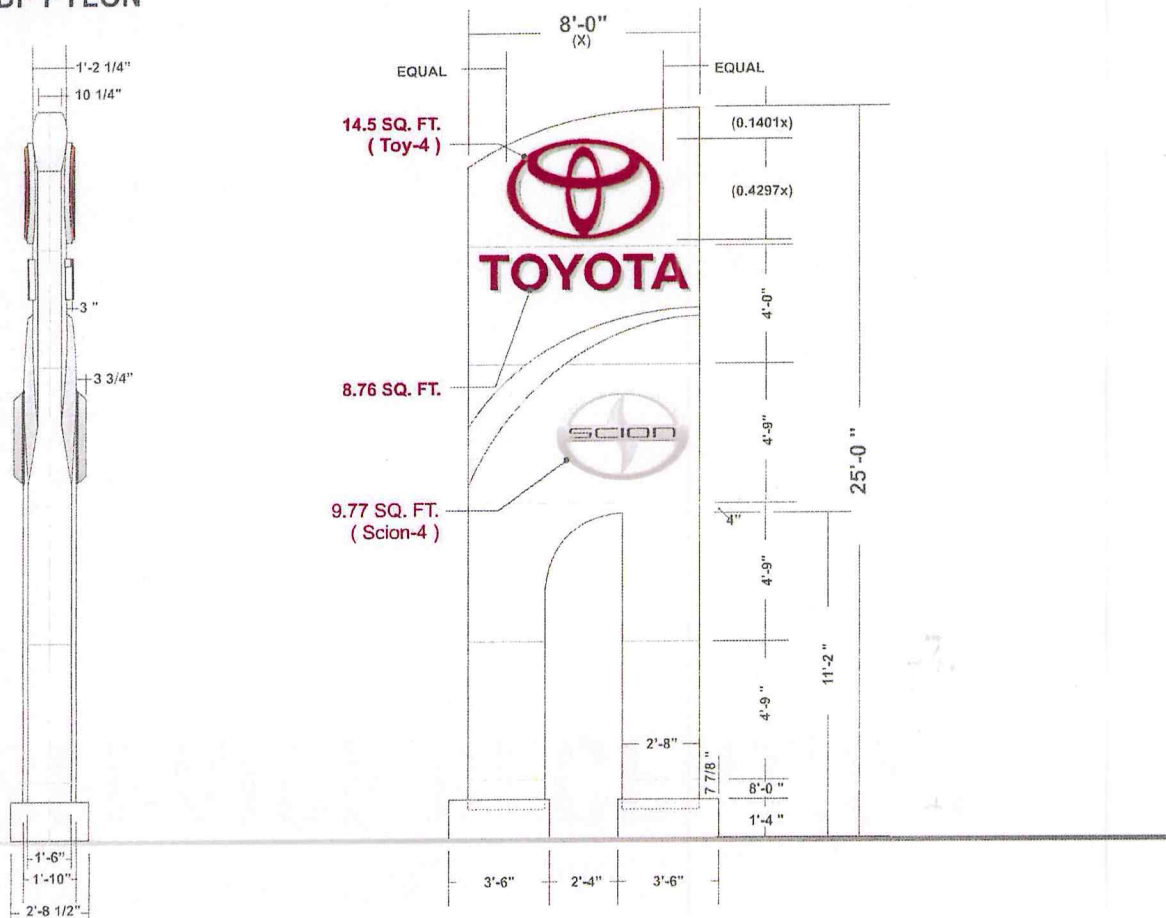
Tel (506) 735-5506 - Fax (877) 737-1734 - Toll Free 1-800-561-9798

Client:	TOYOTA S/S 36094
Site:	CORVALLIS, OR
Consultant:	ALAIN GHANTOUS
Draftsman:	ANDRE CHARETTE
Page:	1/8
Scale:	SEE SCALE
Date:	06.03.2015

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Attachment W-1

5 CUSTOM 825SCDP PYLON



AG-22826D

GROUND SIGN

Installation: ☐ Interior ☒ Exterior

Date: 1/1/15
Customer Approval: _____

<p>ISO 9001:2008 Certified Enterprise</p>	<p>ISO 14001:2004 Certified Enterprise</p>	<p>ISO 45001:2018 Certified Enterprise</p>
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Client:	TOYOTA S/S 36094		
Site:	CORVALLIS, OR		
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Draftsman:	ANDRE CHARETTE	Date:	06.03.2015
Page:	5/8	Scale:	SEE SCALE

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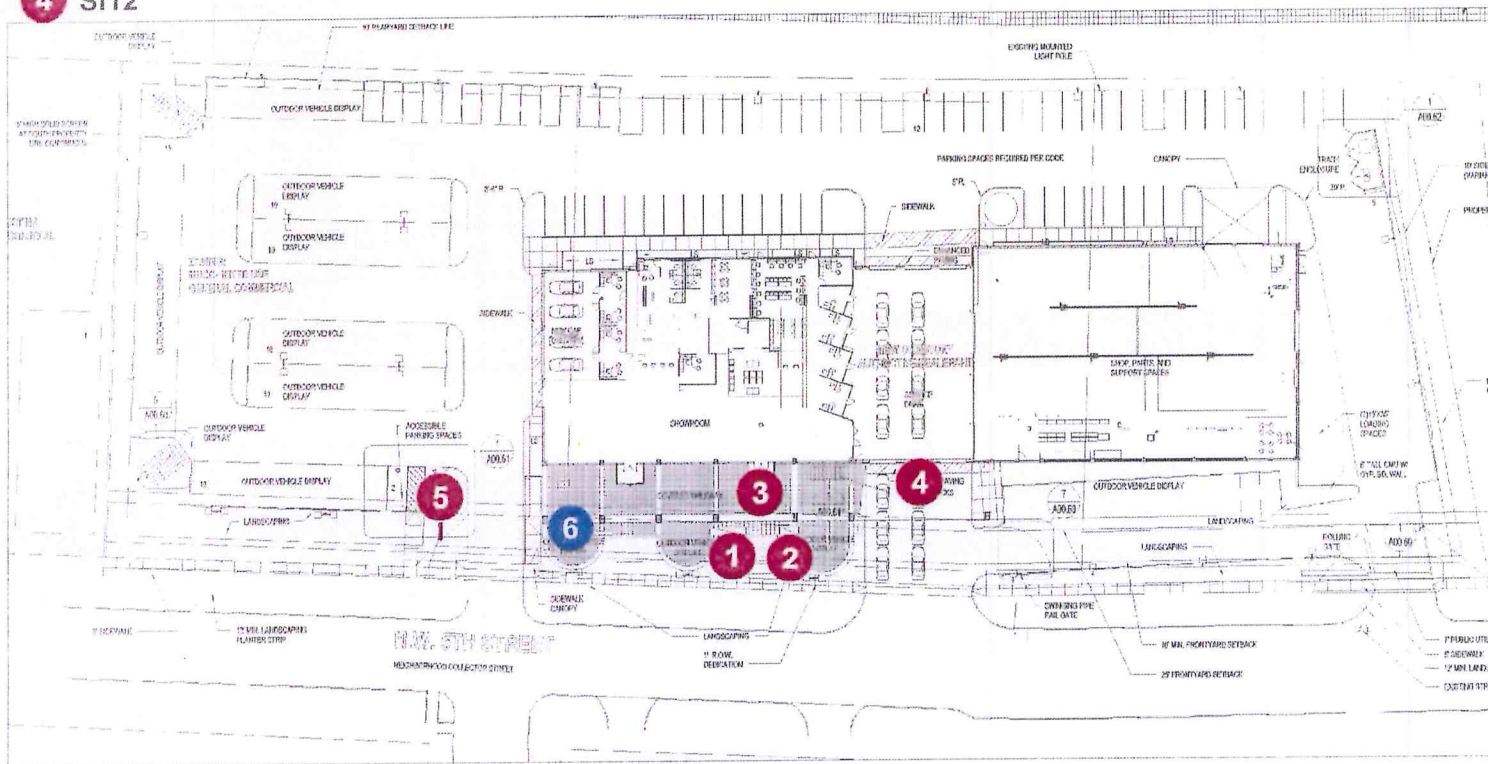
Attachment WS

AG-22826D

ELEVATION

Installation: ☐ Interior ☒ Exterior

- 1 SL60
- 2 PDNN18
- 3 TOY3-NI
- 4 SI12
- 5 CUSTOM 825SCDP PYLON
- 6 A= 18" (SUBARU)



Date: _____
Customer Approval: _____



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Client:	TOYOTA S/S 36094
Site:	CORVALLIS, OR
Consultant:	ALAIN GHANTOUS
Draftsman:	ANDRE CHARETTE
Date:	06.03.2015
Page:	8/8
Scale:	N.T.S.

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Attachment X